



**TOWN OF ARLINGTON
REDEVELOPMENT BOARD**

**Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)**

- Docket No. _____
1. Property Address 882-892 Massachusetts Ave _____
Name of Record Owner(s) 882-892 Massachusetts Ave, LLC _____ Phone 781-654-6306
Address of Owner 452 Massachusetts Ave , Ste 203, Arlington, MA 02474
Street _____ City, State, Zip _____
2. Name of Applicant(s) (if different than above) Same as above _____
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____
3. Location of Property Map 126, Block 1, Lots 6 and 7 _____
Assessor's Block Plan, Block, Lot No. _____
4. Deed recorded in the Registry of deeds, Book 1523, Page 101 _____;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) Retail, Service, Restaurant _____
6. Proposed Use of Property (include # of dwelling units, if any) Mixed-Use
21 Apartment Units, 1,750 SF Retail _____
7. Permit applied for in accordance with
the following Zoning Bylaw section(s) 3.4 _____ Environmental Design Review
5.5.2 _____ Dimensional and Density Regulations
SP _____ (Mixed-Use <=20,000SF) _____
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.
See Attached

(In the statement below, strike out the words that do not apply)

The applicant states that 882-892 Massachusetts Ave, LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 882-892 Massachusetts Ave _____ which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

Address

Phone



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- Dimensional and Parking Information Form (see attached)
- Site plan of proposal
- Model, if required
- Drawing of existing conditions
- Drawing of proposed structure
- Proposed landscaping. May be incorporated into site plan
- Photographs
- Impact statement
- Application and plans for sign permits
- Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

- Special Permit Granted Date: _____
- Received evidence of filing with Registry of Deeds Date: _____
- Notified Building Inspector of Special Permit filing Date: _____

TOWN OF ARLINGTON

REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

6. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
7. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
10. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
11. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
12. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.
[LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 for Application to
 The Arlington Redevelopment Board

Docket No. _____

Property Location 882-892 Massachusetts Ave

Zoning District B2

Owner: 882-892 Massachusetts Ave, LLC

Address: 452 Massachusetts Ave, Arlington, MA

Present Use/Occupancy: No. of Dwelling Units:

Retail, Service, Restaurant

Uses and their gross square feet:

1-Story 5,016 SF

Proposed Use/Occupancy: No. of Dwelling Units:

Mixed-Use, 21 Apartment Units & 1,750 SF Retail

Uses and their gross square feet:

4-Story Mixed-Use

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	<u>14,381 SF</u>	<u>14,381 SF</u>	min. ----
Frontage	<u>208 FT</u>	<u>208 FT</u>	min. ----
Floor Area Ratio	<u>0.35</u>	<u>1.23</u>	max. <u>1.5</u>
Lot Coverage (%), where applicable	<u>34.9%</u>	<u>30.8%</u>	max. ----
Lot Area per Dwelling Unit (square feet)	<u>N/A</u>	<u>685 SF</u>	min. ----
Front Yard Depth (feet)	<u>0 FT</u>	<u>2.7 FT</u>	min. ----
Side Yard Width (feet)	right side	--	min. ----
		<u>1.3 FT</u>	<u>3.4 FT</u> min. ----
Rear Yard Depth (feet)		<u>53.6 FT</u>	<u>63.0 FT</u> min. <u>20.3 FT</u>
Height		----	min. -----
Stories		<u>1-STORY</u>	<u>4-STORY</u> stories <u>4-STORY</u>
Feet		<u>13.5 FT</u>	feet <u>50 FT</u>
Open Space (% of G.F.A.)		-----	min. -----
Landscaped (square feet)	<u>760 SF</u>	<u>1,226 SF(10.6%)</u> (s.f.)	<u>1,161 SF (10%)</u>
Usable (square feet)	<u>0 SF</u>	<u>2,325 SF(20%)</u> (s.f.)	<u>2,323 SF (20%)</u>
Parking Spaces (No.)	<u>UNKNOWN</u>	<u>23 SPACES</u>	min. <u>25 SPACES</u>
Parking Area Setbacks (feet), where applicable	<u>0 FT</u>	<u>5 FT</u>	min. <u>5 FT</u>
Loading Spaces (No.)	<u>N/A</u>	<u>N/A</u>	min. <u>N/A</u>
Type of Construction	<u>NEW CONSTRUCTION</u>		
Distance to Nearest Building	<u>12.1 FT</u>	<u>18.3 FT</u>	min.

MASSACHUSETTS AVENUE

(PUBLIC - VARIABLE WIDTH)

EXISTING BUS SHELTER TO REMAIN

N/F
NOSTALGIA
PROPERTIES, LLC
BK.1394/PG.36

SIDE YARD SETBACK

R6 ZONE

EXISTING RETAINING
WALL WITH FENCE TO
REMAIN

REMOVE AND
REPLACE CHAIN-LINK
FENCE AS REQUIRED
WITHIN CONC. WALL

#898
4 STORY
BRICK BUILDING

PROPOSED TRASH
ENCLOSURE W/ A 6CY
TRASH DUMPSTER, AND 2
3CY RECYCLE DUMPSTERS

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

ZONING SUMMARY TABLE
B2-NEIGHBORHOOD BUSINESS (MIXED-USE <20,000SF)

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	-----	14,380± SF	14,380± SF
MINIMUM LOT AREA PER UNIT	-----	N/A	685± SF
MINIMUM FRONTAGE	50 FT	208± FT	208± FT
MINIMUM FRONT YARD SETBACK	-----	0 FT	2.7 FT
MINIMUM SIDE YARD SETBACK	-----	1.3 FT	3.4 FT
MINIMUM REAR YARD SETBACK	20.3 FT	53.6 FT	63.0 FT
LANDSCAPED OPEN SPACE	10%	5.3%	10.6%
USABLE OPEN SPACE	20%	0.0%	20.0%
MAXIMUM HEIGHT	50 FT	13.5± FT	>50
MAXIMUM HEIGHT STORIES	4 ⁽¹⁾	1	4
FLOOR AREA RATIO	1.50	0.35	1.23

ZONING TABLE NOTES:

- SECTION 5.3.17, FOR BUILDING MORE THAN 3 STORIES IN HEIGHT, AN ADDITIONAL 7.5 FT STEP-BACK SHALL BE PROVIDED BEGINNING AT THE THIRD STORY LEVEL OR 30 FT ABOVE GRADE, WHICHEVER IS LESS. THE UPPER STORY STEP-BACK SHALL BE PROVIDED ALONG ALL BUILDING ELEVATIONS WITH STREET FRONTOAGE.
- SECTION 5.3.21, SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, D, FOR MIXED USES AND ANY PERMITTED RESIDENTIAL USE NOT SPECIFICALLY IDENTIFIED IN THE TABLES IN SECTION 5.5.2, THE MINIMUM OPEN SPACE REQUIREMENTS (COMPUTED FROM THE RESIDENTIAL FLOOR AREA ONLY) SHALL BE 10% LANDSCAPED AND 20% USABLE IN THE B1, B2, B2A, B3, AND B4 DISTRICTS, AND 15 PERCENT USABLE IN THE B5 DISTRICT.

PARKING TABLE NOTES:

- SECTION 6.1.10, C, FOR A MIXED-USE DEVELOPMENT THE FIRST 3,000 SF OF NON-RESIDENTIAL SPACE IS EXEMPT FROM THE PARKING REQUIREMENTS OF THIS SECTION 6.1.

2. SECTION 6.1.11, STANDARD PARKING STALLS SHALL BE 8'X16'(UP TO 20% ALLOWED WITH S.P.), DRIVE AISLE WIDTH SHALL BE 24' FOR TWO-WAY TRAFFIC. A WAIVER IS REQUESTED FOR A REDUCTION IN WIDTH TO 22 FT.

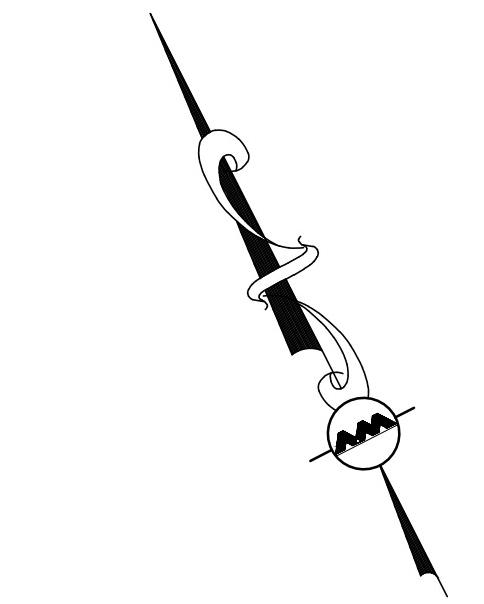
3. SECTION 8.2.4 INCENTIVE, A, THE APPLICANT SHALL HAVE THE OPTION TO REDUCE THE NUMBER OF SPACES REQUIRED IN SECTION 6.1.4 TABLE OF OFF-STREET PARKING REGULATIONS BY UP TO 10%.

PARKING SUMMARY TABLE

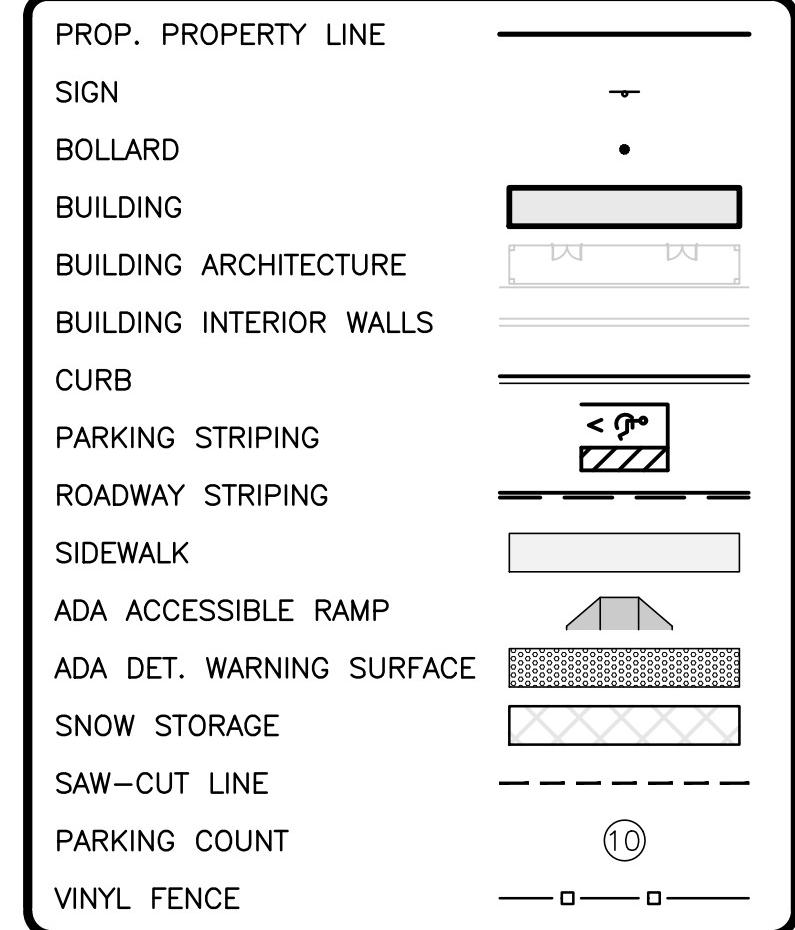
USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED
APARTMENT BUILDING	1.15 SPACES PER 1 BED UNIT $21 \times 1.15 = 24.15$ REQUIRED	25	23 ⁽³⁾
OFFICE BUSINESS OR PROFESSIONAL	1 PER 500 SF 1,750 SF (UNDER 3,000 SF PARKING N/A)	N/A	N/A
		25	23 ⁽³⁾

ADA SPACES REQUIRED:
(15-25) TOTAL PARKING SPACES PROVIDED, 1 SHALL BE THE MINIMUM ADA PARKING PROVIDED, 1 SPACES BEING VAN ACCESSIBLE.

PROVIDED 1 SPACES, 1 BEING VAN ACCESSIBLE.



LEGEND



ISSUED FOR
REVIEW
7/15/2020

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

2 06/23/2020 ISSUED FOR ARB
1 04/10/2020 ISSUED FOR ARB
REV DATE DESCRIPTION

APPLICANT/OWNER:
882-892 MASSACHUSETTS AVE, LLC
452 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:
892 MASSACHUSETTS AVE
ARLINGTON, MA 02476

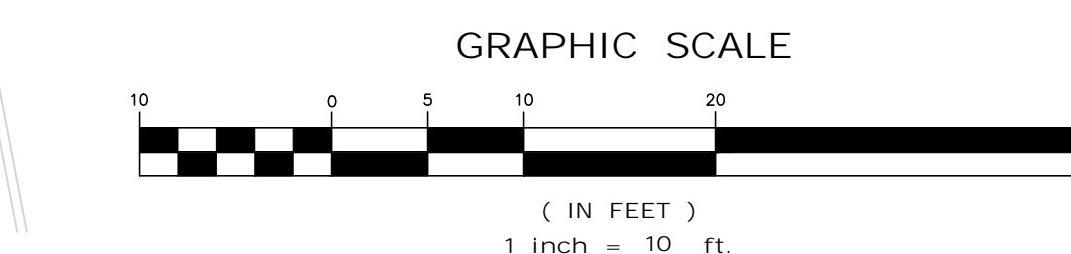
PROJECT NO. 2729-01 DATE: 04-10-20
SCALE: 1" = 10' DWG. NAME: C2729-01
DESIGNED BY: ARM CHECKED BY: BDJ/RC

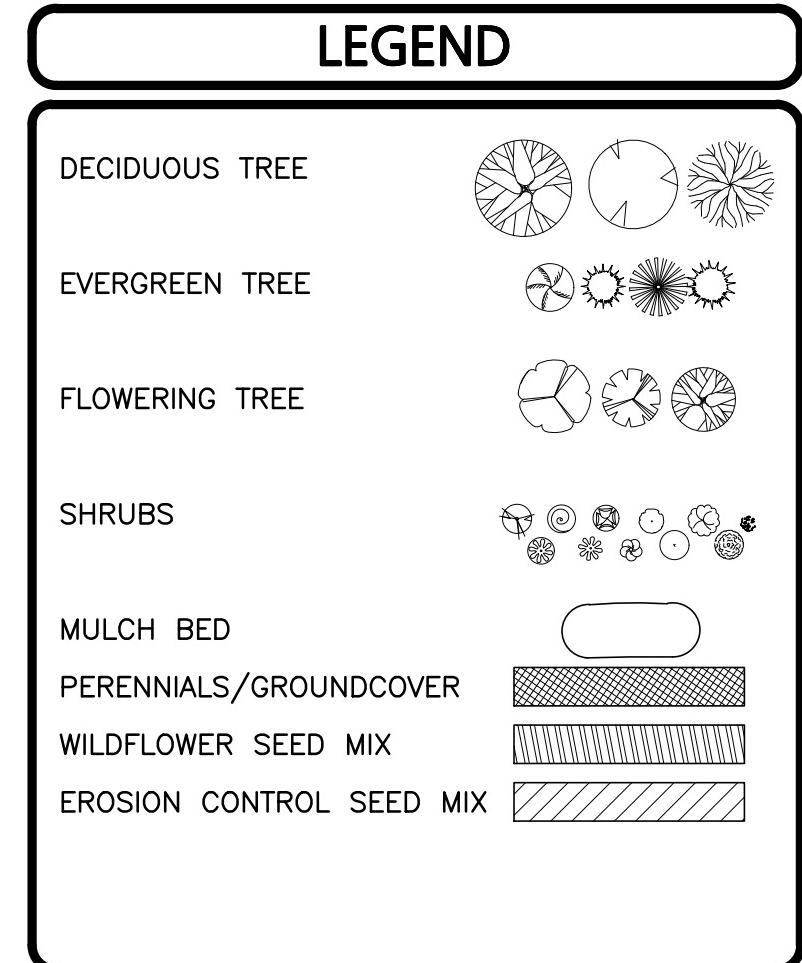
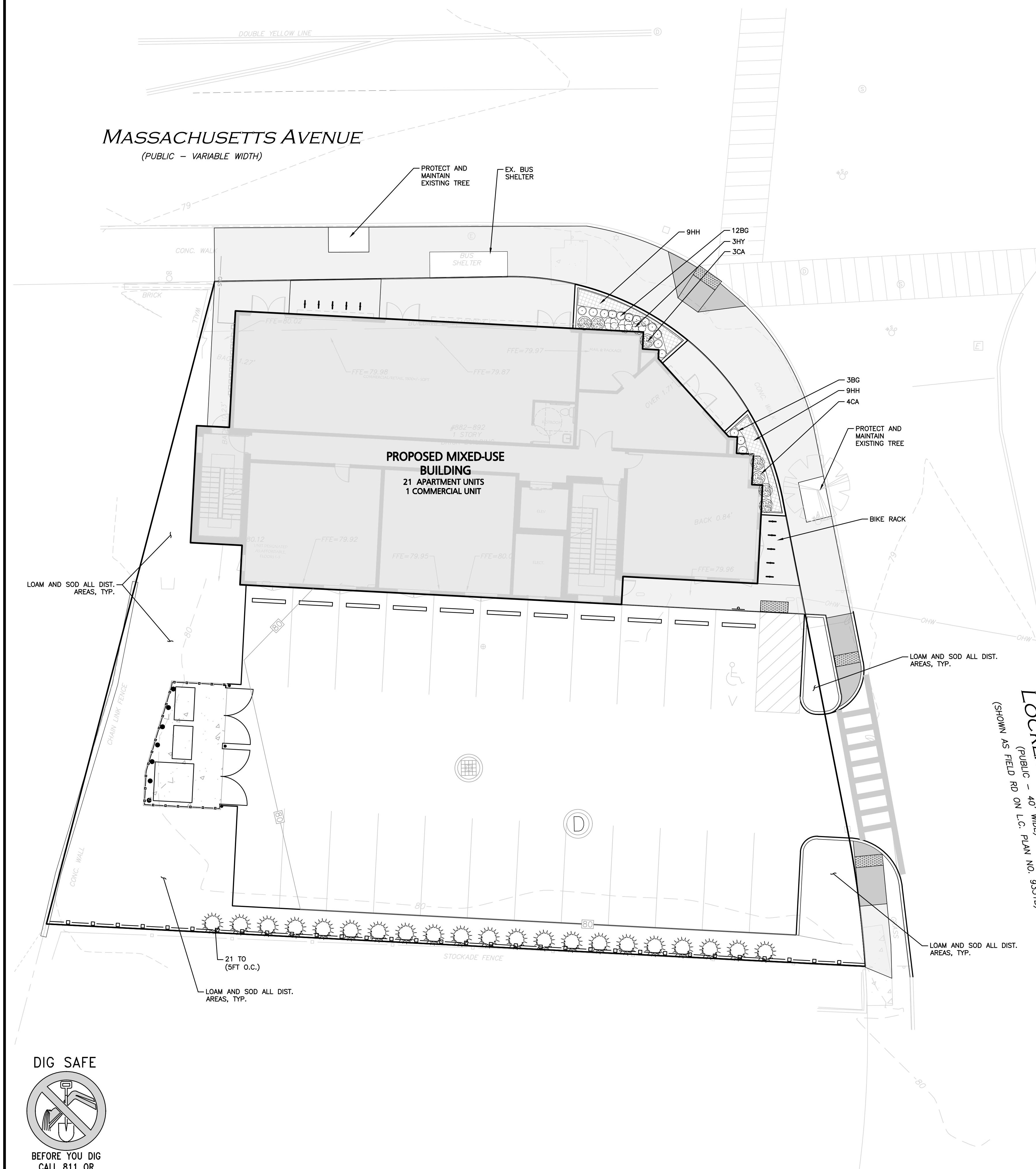
PREPARED BY:

ALLEN & MAJOR
ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajors.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-8899
FAX: (781) 935-2896

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PLANTING SCHEDULE-TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
EVERGREEN TREES						
TO	21	THUJA O. 'WINTERGREEN'	WINTERGREEN ARBORVITAE	6'-7' HT	AS SHOWN	B&B
SHRUBS						
CA	7	CORNUS ALBA 'IVORY HALO'	IVORY HALO DOGWOOD	#3	AS SHOWN	POT
BG	15	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	#2	AS SHOWN	POT
HY	3	HYDRANGEA ARBORESCENS 'INCREDIBALL'	INCREDIBALL HYDRANGEA	#5	AS SHOWN	POT
PERENNIALS						
HH	18	HOSTA 'HADSPEN BLUE'	HADSPEN BLUE HOSTA	#1	24" O.C.	STAGGERED

ISSUED FOR
REVIEW
7/15/2020

REGISTERED LANDSCAPE ARCHITECT FOR
ALLEN & MAJOR ASSOCIATES, INC.

2	06/23/2020	ISSUED FOR ARB
1	04/10/2020	ISSUED FOR ARB
REV	DATE	DESCRIPTION

APPLICANT/OWNER:
882-892 MASSACHUSETTS AVE, LLC
452 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:
892 MASSACHUSETTS AVE
ARLINGTON, MA 02476

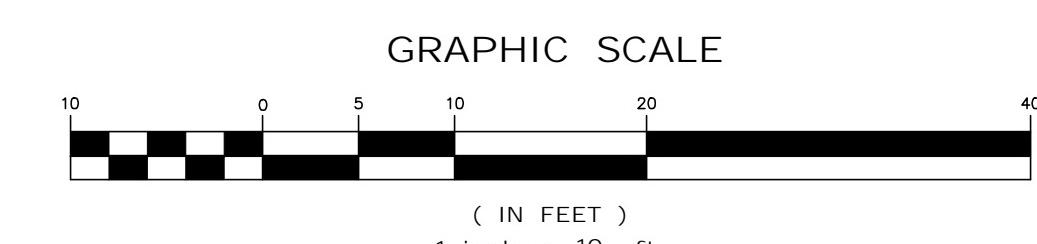
PROJECT NO.	2729-01	DATE:	04-10-20
SCALE:	1" = 10'	DWG. NAME:	C2729-01
DESIGNED BY:	BCD	CHECKED BY:	BDJ/RC

PREPARED BY:

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LANDSCAPED OPEN SPACE

719 SF WALKS
507 SF LANDSCAPED
1,226 SF TOTAL

1,226 SF / 11,614 SF (RESIDENTIAL FLOOR AREA) = 10.6%

USABLE OPEN SPACE

2,142 SF GRASS
183 SF BIKE RACK
2,325 SF TOTAL

2,325 SF / 11,614 SF (RESIDENTIAL FLOOR AREA) = 20.0%

MASSACHUSETTS AVENUE

(PUBLIC - VARIABLE WIDTH)

N/F
NOSTALGIA
PROPERTIES, LLC
BK.1394/PG.36

PROPOSED MIXED-USE BUILDING

21 APARTMENT UNITS

1 COMMERCIAL UNIT

#898
4 STORY
BRICK BUILDING**DIG SAFE**BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233**LEGEND**

LANDSCAPED OPEN SPACE	
USABLE OPEN SPACE	

NOTES

- WRITTEN DIMENSIONS ON THIS PLAN TAKE PREFERENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS BUILT BY A LICENSED LAND SURVEYOR.
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ISSUED FOR REVIEW
7/15/2020

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

2 06/23/2020 ISSUED FOR ARB

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452 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:892 MASSACHUSETTS AVE
ARLINGTON, MA 02476

PROJECT NO. 2729-01 DATE: 04-10-20

SCALE: 1" = 10' DWG. NAME: C2729-01

DESIGNED BY: ARM CHECKED BY: BDJ/RC

PREPARED BY:



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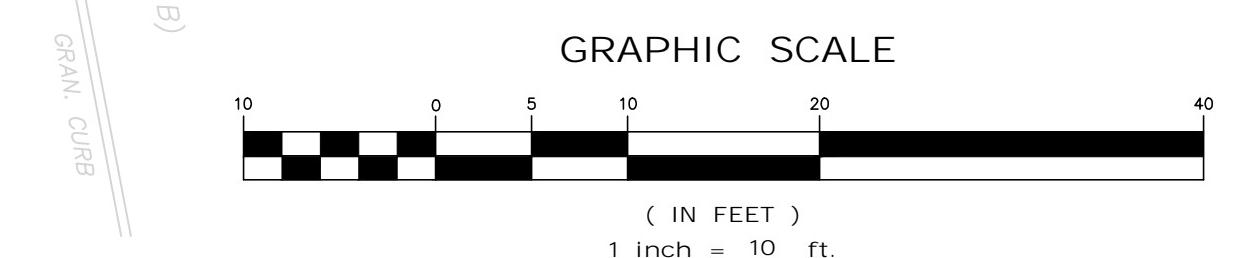
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DRAWING TITLE: OPEN SPACE FIGURE

SHEET NO. EX-1

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LANDSCAPED OPEN SPACE

719 SF WALKS
507 SF LANDSCAPED
1,226 SF TOTAL

1,226 SF / 11,614 SF (RESIDENTIAL FLOOR AREA) = 10.6%

USABLE OPEN SPACE

1,607 SF GRASS
183 SF BIKE RACK
1,790 SF TOTAL

1,790 SF / 11,614 SF (RESIDENTIAL FLOOR AREA) = 15.4%

MASSACHUSETTS AVENUE

(PUBLIC - VARIABLE WIDTH)

N/F
NOSTALGIA
PROPERTIES, LLC
BK.1394/PG.36

N/F



ARLINGTON MIXED USE

NOT FOR
CONSTRUCTION

882-892 MASS AVE
ARLINGTON, MA

MARKET
SQUARE

ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
Ph: 603.430.0322

Market Square Architects

A1.01

7/14/2020 9:46:58 PM

Title:	Scale:	1/4" = 1'-0"	Revisions:
OVERALL PLAN -	Drawn By:	PPS/LS	# Description Date
BASEMENT	Checked By:	ALW	
A1.01	Project No.:	2020004	07/20/20
	Date:		

NOTE: SEE CIVIL FOR SITWORK

A circular logo with a black border. Inside the circle, the number "1" is positioned at the top. Below it, the text "A2.00" is centered. The entire logo is set against a white background.

1ST FLOOR
1/4" = 1'-0"

ARLINGTON MIXED USE

**NOT FOR
CONSTRUCTION**

882-892 MASS AVE
ARLINGTON, MA

Title: OVERALL PLAN - FIRST FLOOR		Scale: 1/4" = 1'-0"	Revisions: # Description Date
		Drawn By: PPS/LS	
		Checked By: ALW	
		Project No.: 2020004	
		Date: 07/20/20	
A1.02			
ARLINGTON MIXED USE			
NOT FOR CONSTRUCTION			
MARKET SQUARE			
ARCHITECTS			
104 Congress St., STE 203 Portsmouth, NH 03801 PH: 603.501.0202			

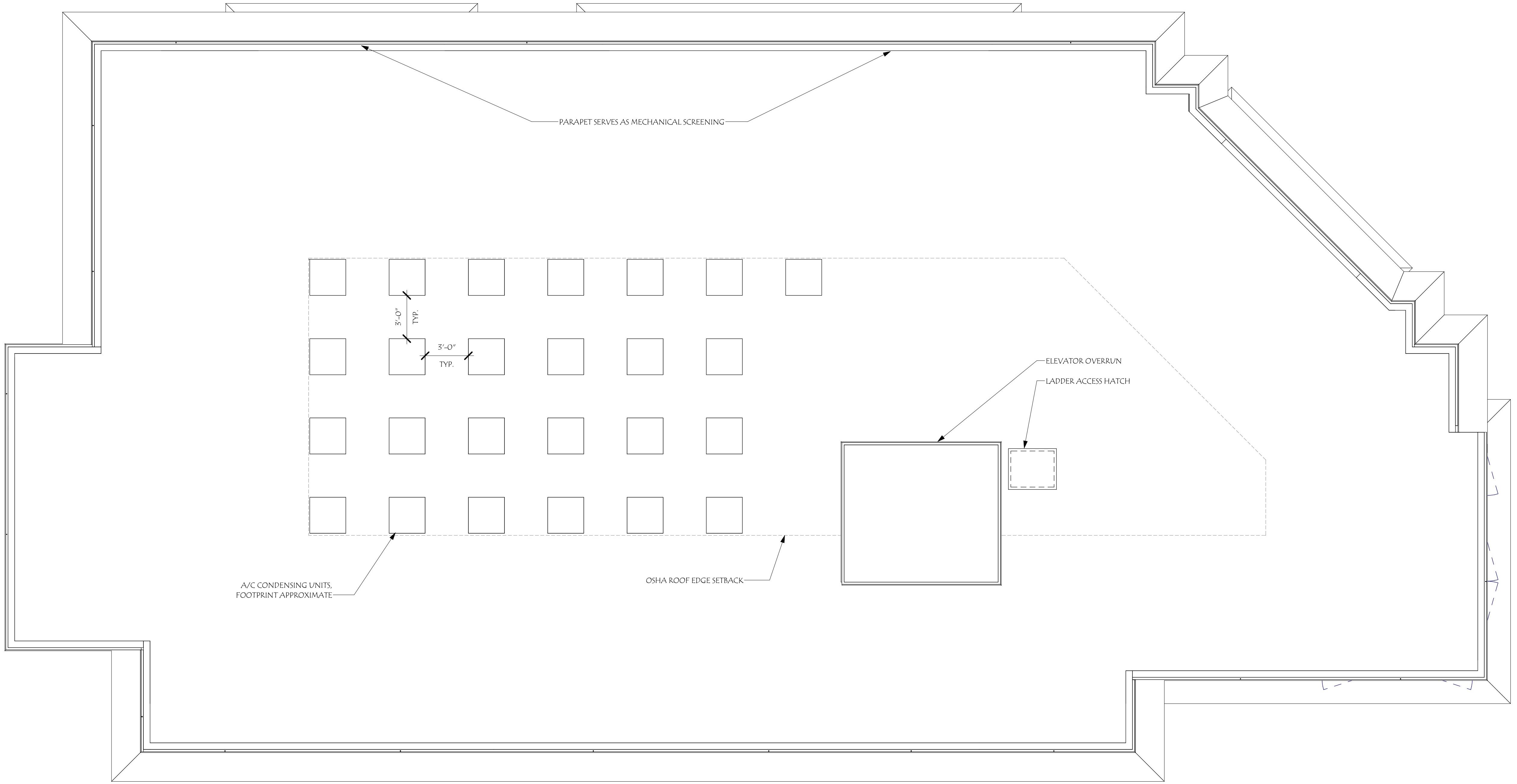


ARLINGTON MIXED USE

**NOT FOR
CONSTRUCTION**

882-892 MASS AVE
ARLINGTON, MA

Title: OVERALL PLAN - UPPER FLOORS		Scale: Drawn By:	1/4" = 1'-0" PPS/LS	Revisions: # Description Date
		Checked By:	ALW	
		Project No.:	2020004	
		Date:	07/20/20	
A1.03  NOT FOR CONSTRUCTION				
ARLINGTON MIXED USE 882-892 MASS AVE ARLINGTON, MA				
MARKET SQUARE ARCHITECTS <small>104 Congress St., STE 203 Portsmouth, NH 03801 PH: 603.501.0202</small>				

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CONSTRUCTION

ARLINGTON MIXED USE

A1.04

882-892 MASS AVE
ARLINGTON, MA
**MARKET
SQUARE**
ARCHITECTS
 104 Congress St., STE 203
 Portsmouth, NH 03801
 PH: 603.430.0322

Title: OVERALL PLAN - ROOF	Scale: 1/4" = 1'-0" PPSALS	Revisions: # Description Date
Drawn By: ALW	Checked By:	Date
Project No.: 2020004	2020004	07/20/20

**NOT FOR
CONSTRUCTION**

ARLINGTON MIXED USE

Title: BUILDING ELEVATIONS	Scale: 1/8" = 1'-0"	Revisions: # Description	Date
	Drawn By: PPS/LS		
	Checked By: ALW		

Project No.: 2020004
Date: 07/20/20



MATERIAL NOTES:

- ◊ PAINTED FIBER CEMENT PANEL, TYP. ALL LOCATIONS.
- ◊ CORNICE/TRIM TO BE FIBER CEMENT OR AZEK WITH METAL FLASHING PAINTED TO MATCH.

NOT FOR
CONSTRUCTION

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② RETAIL CORNER



① STREET INTERSECTION

NOTE: CONTEXT BUILDING HEIGHTS AND ELEVATIONS APPROXIMATED.



② LOCKELAND AVE ELEVATION
1/16" = 1'-0"



① MASS AVE ELEVATION
1/16" = 1'-0"

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SQUARE

ARCHITECTS
106 Congress St., STE 203
Portsmouth, NH 03801
Ph: 603.430.0022

882-892 MASS AVE
ARLINGTON, MA

Title:
STREET ELEVATIONS

Scale:
1/16" = 1'-0"
PPS/LS
ALW

Revisions:
Description Date

ALW

2020004

07/20/20

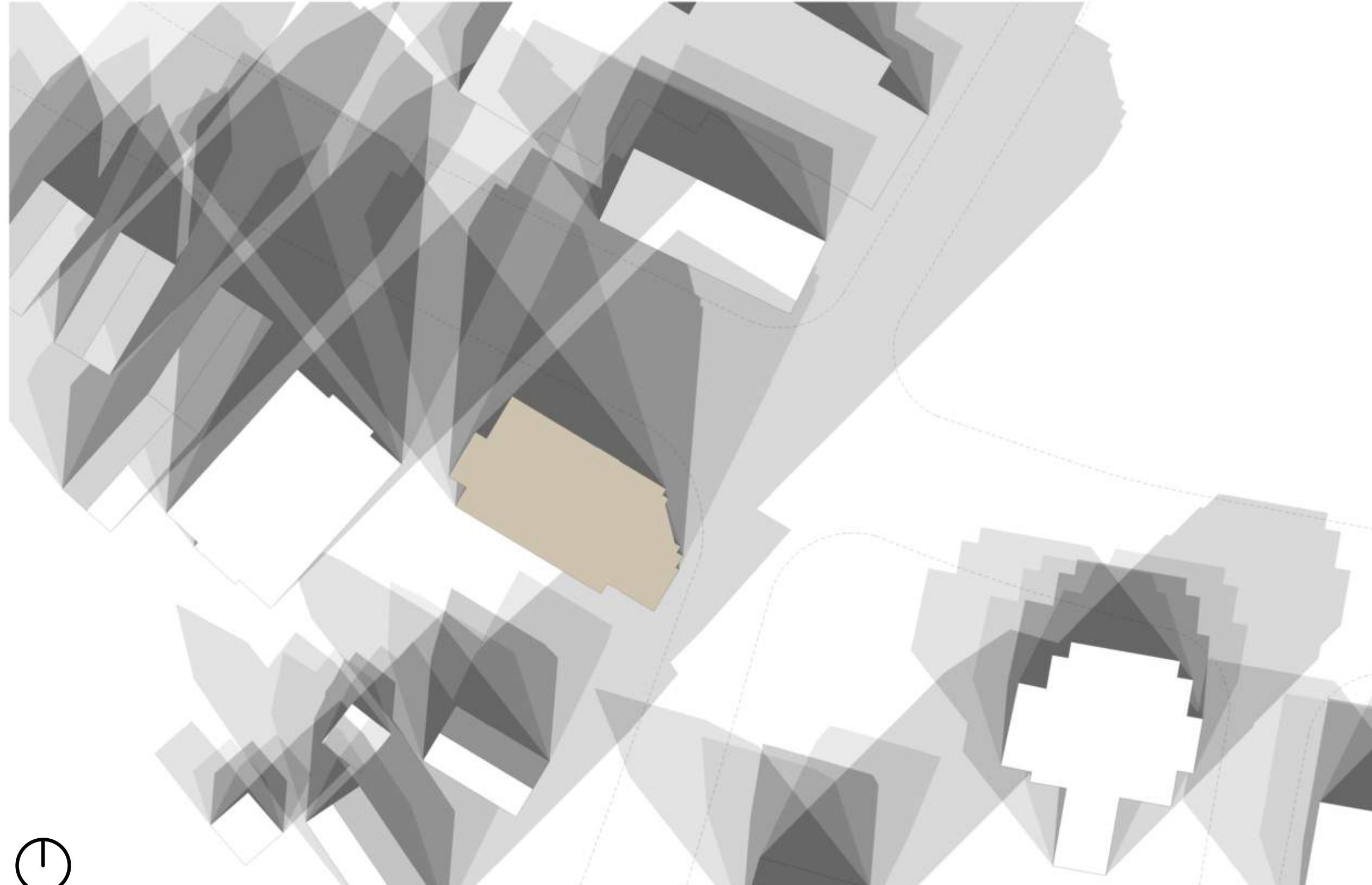
Checked By:

Project No.:

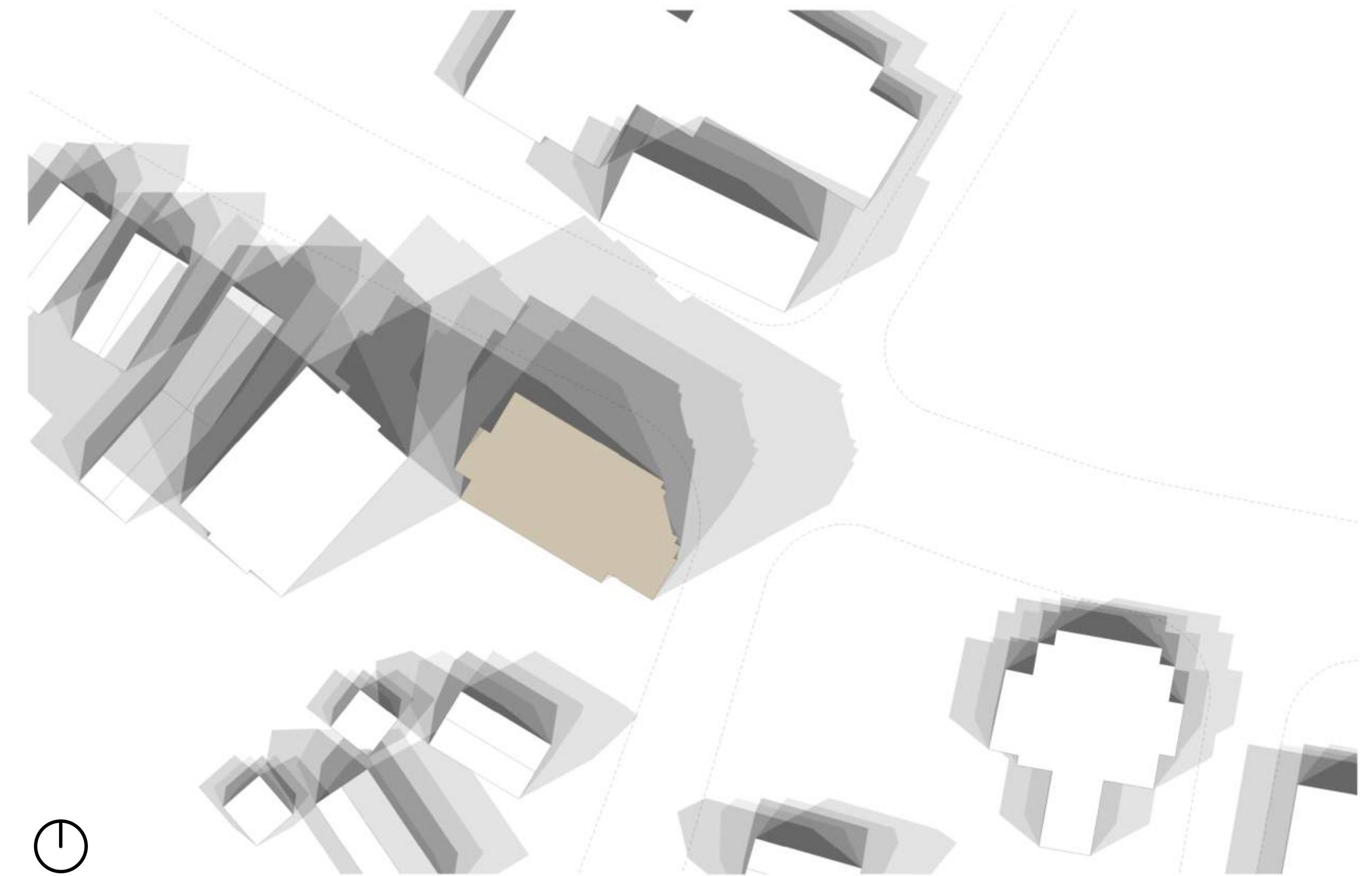
A2.02

Date:

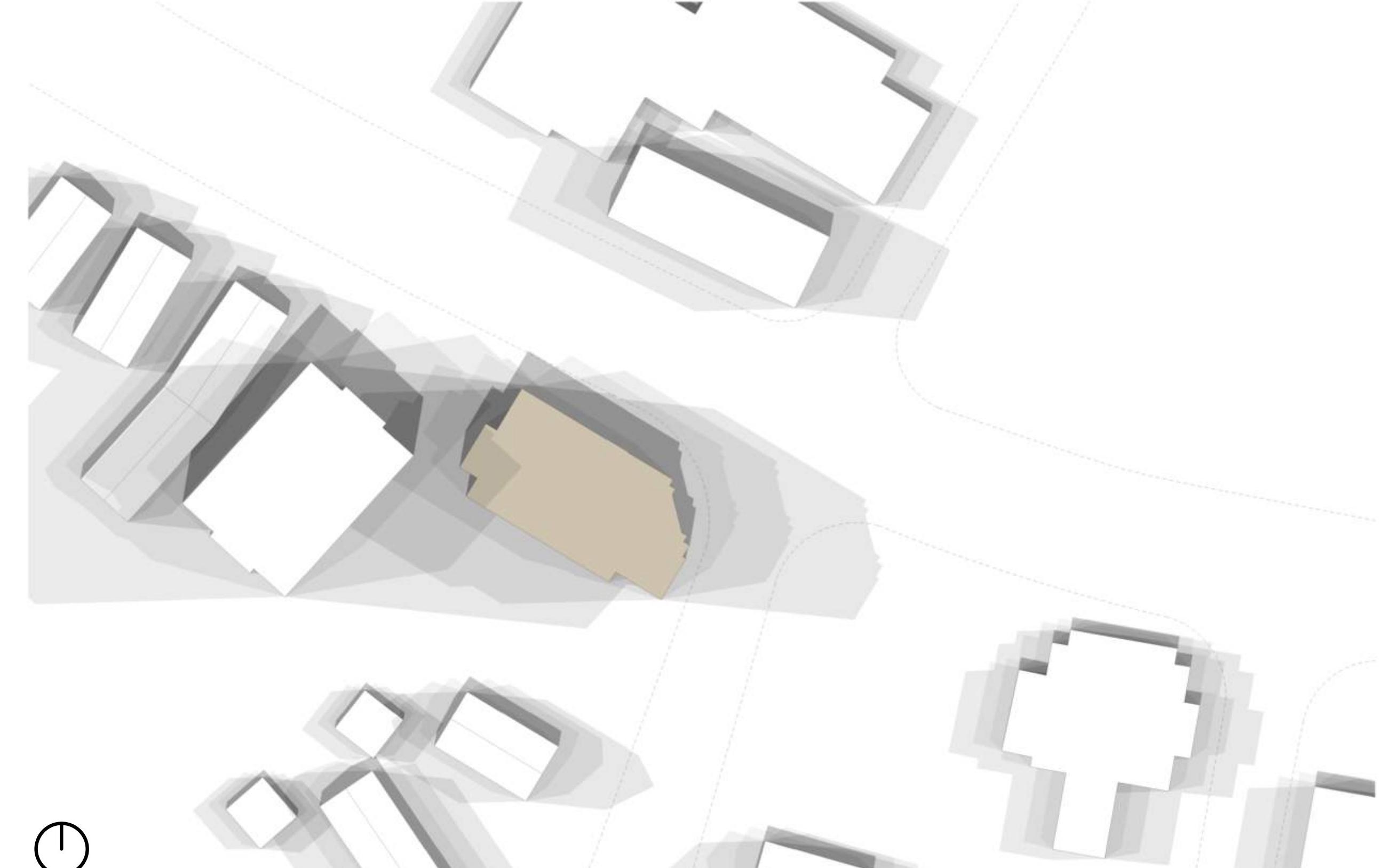
07/14/2020 9:17:27 PM



WINTER - 9:00AM TO 3:00PM



SPRING/FALL - 9:00AM TO 3:00PM



SUMMER - 7:30AM TO 4:30PM

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SQUARE

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882-892 MASS AVE
ARLINGTON, MA

Title:	Scale:	Drawn By:	Revisions:
		PPSALS	# Description Date
A9.01		ALW 2020004	Project No.: 07/20/20
			Date: 7/14/2020 9:17:29 PM



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882-892 MASS AVE
ARLINGTON, MA

Title:	Scale:	Revisions: # Description	Date
CORNER RENDER	Drawn By: PPSALS ALW	Checked By:	
A.9.02	Project No.: 2020004 Date: 07/20/20		
			7/14/2020 9:17:30 PM



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882-892 MASS AVE
ARLINGTON, MA

Title:	Scale:	Revisions:
LOCKELAND RENDER	Drawn By: PPSALS ALW	# Description Date
A9.03	Checked By: Project No.: 07/20/20	